

From:
To: [Gordo, Victor](#); [Rivas, Jessica](#); [Wilson, Andy](#); [Hampton, Tyron](#); [Madison, Steve](#); [Williams, Felicia](#); [Masuda, Gene](#);
[PublicComment-AutoResponse](#)
Subject: Item #22
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Dear Honorable Mayor and Councilmembers,

I am writing in reference to item # 22 to express my appreciation that the City Council approved rezoning religious land for affordable housing in commercial zones and urge you to approve the Planning Department's ordinance. This is a limited but important first step. We at MHCH had advocated for something more comprehensive, but as Councilmember John Kennedy texted us just before he passed, "Half a loaf is better than none."

I urge you to take seriously the recommendation that this zoning amendment be reviewed in the next year to determine its effectiveness since our research indicates that it is not likely that much affordable housing will be built with this very limited measure. When the ordinance comes up for review, I hope you will consider a more expansive zoning amendment that takes seriously the recommendation of the Planning Commission. According to *Pasadena Now*, during a study session on Wednesday, January 5th, 2022, "by a show of hands, the majority of the members of the Planning Commission said they want a zoning code amendment that would allow 100% affordable housing developments, city-wide, not only on church sites but also on all institutional sites such as corporate yards, schools, libraries and hospitals, in zones that do not currently allowing housing." They felt that projects under 75 units should be "by right" and those over 75 should require a minor Conditional Use Permit. See <https://www.pasadenanow.com/main/planning-commission-in-consensus-on-allowing-affordable-housing-not-only-on-church-hospital-and-school-property-but-not-by-right>

Rezoning school land for affordable housing could be of enormous benefit to underpaid schoolteachers. AB 3308, passed in 2020, allows schools to use tax credits to fund affordable housing for teachers and staff. <!--[if !supportFootnotes]-->[1]<!--[endif]--> This bill addresses an urgent need. The average public school teacher salary in Pasadena, CA is \$62,366 as of July 26, 2022, but the range typically falls between \$52,088 and \$76,040. The average one-bedroom apartment rent is \$2,482. Therefore, a teacher in Pasadena must pay nearly half of his or her income in rent to live here, which is why the majority commute an hour or more to work here. Given soaring rents, which have increased 35% in the past year, it is hard to hire and retain top quality teachers in Pasadena. Other districts are using AB 3308 to build affordable housing for teachers, with very promising results. I urge the Council to support PUSD if it chooses to use its underutilized campuses for affordable housing for teachers and staff.

Respectfully,
Anthony Manousos
Co-founder of Making Housing and Community Happen (MHCH)
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<!--[if !supportFootnotes]-->[1]<!--[endif]--> https://www.housingfinance.com/news/california-approves-bill-to-create-affordable-housing-for-teachers_o AB 3308 "permits school districts and developers in receipt of local or state funds or tax credits designated for affordable rental housing to restrict occupancy to teachers and school district employees on land owned by school districts, including permitting school districts and developers in receipt of tax credits designated for affordable rental housing to retain the right to prioritize and restrict occupancy on land owned by school districts to teachers and school district employees of the school district that owns the land, so long as that housing does not violate any other applicable laws."

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